

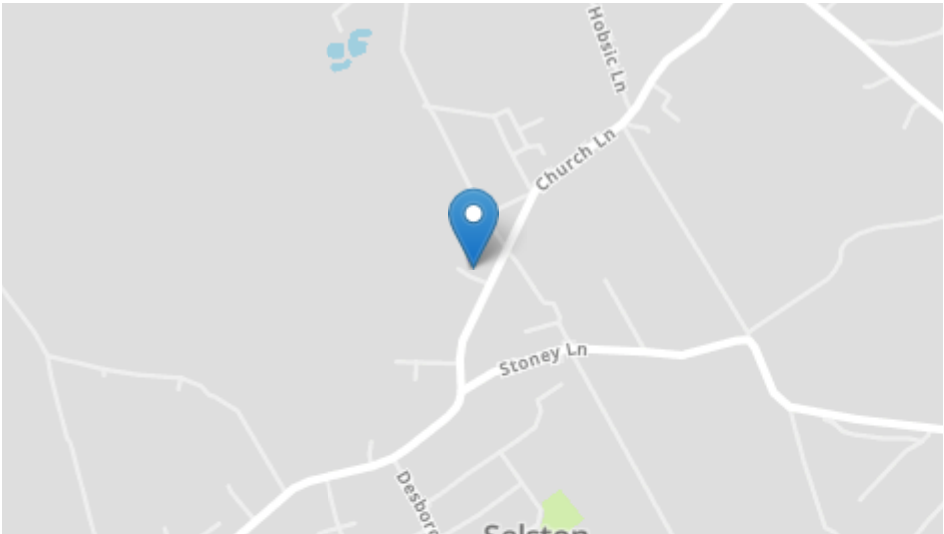
Church Lane, Selston, NG16 6FB

£850,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Substantial & Unique Detached Family Home
- Situated Within 1.5 Acres
- Self Contained Annex
- Planning Permission For A 2200 SQ FT Dorma Bungalow
- 6 Double Bedrooms
- Multiple Reception Rooms
- 1 Bathroom & 2 Shower Rooms
- Breath-taking Balconies
- Utility & Ground Floor WC

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29282826

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £850,000 - £900,000 *** YOUR VERY OWN PIECE OF ENGLAND'S GREEN AND PLEASANT LAND! *** Occupying just over a 1.5 acre plot is this amazing 6 bedroom home with a self-contained 1 bedroom ANNEX situated below the main residence. This is the perfect forever home for families looking to come together to buy one home as the accommodation provides so much flexibility that you will really be spoilt for choice. The main residence comprises: entrance hallway, large living room opening onto a light and airy garden room surrounded by picture windows giving views over the gardens, a large study, bedroom, separate sitting room, spacious and well-appointed kitchen with a comprehensive range of integrated appliances opens onto an elevated sun terrace again with views over the garden and countryside, utility room, WC and long tandem garage complete the ground floor accommodation. To the first floor are 5 bedrooms (3 of which have air conditioning fitted), primary en-suite and a luxury family bathroom to complete the main house. Stairs from the dining room lead down to the lower ground floor ANNEX which has its own private entrance should it be required and comprises: generous living room with patio doors opening onto a covered patio terrace, bedroom, fitted kitchen, shower room and access to a large 3 compartment cellar which is currently used as workshop and storage space. Outside you will find parking provided by TWO driveways, the main driveway leading down the side of the property to give access to the extensive, established gardens which extend behind neighbouring properties and are a perfect retreat to get back to nature amongst the many mature trees and lead to an area where stunning far-reaching countryside views can be enjoyed! There is also a large summer house which will remain. Your forever home is located in a very highly desirable area with great access to many local amenities such as schools, shops, parks, public transport and great road links to pick up the M1. There is so much more besides that this fantastic home has to be seen to be believed! Call us now to secure your viewing!

*** AGENT NOTE ***

Agent Note: the seller has provided us with the following information; the boiler is located both in the garage and annex kitchen. The annex kitchen's boiler is around 10 years old, and the boiler located in the garage is 3 years old. They were both serviced in August 2025. Planning permission has also been granted for a 2200sq feet structure on the property.

Ground Floor

Entrance Hall

Solid wood entrance door with two uPVC double glazed windows, radiator, stairs to first floor with glass panel banister, under stairs storage, tiled flooring and doors to study, ground floor wc, lounge and breakfast kitchen.

Ground Floor WC

Wc, vanity sink, chrome heated towel rail, extractor fan, ceiling spotlights and fully tiled walls and floor.

Study

4.12m x 3.37m (13'6" x 11'1") UPVC double glazed window to the front, laminate wood flooring and radiator.

Lounge

7.43m x 3.91m (24'5" x 12'10") UPVC double glazed window to the front, brick inglenook fireplace with multi-fuel burner, radiator and open access to the garden room.

Garden Room

6.9m x 3.07m (22'8" x 10'1") UPVC double glazed window to the side, engineered oak wood flooring, wooden beam vaulted ceiling detail, ceiling lantern and uPVC door to the rear and double doors to dining room.

Dining Room

5.76m x 4.75m (18'11" x 15'7") UPVC double glazed window to the side, engineered oak wood flooring, open access to kitchen and family room, radiator, French doors to garden room and stairs to lower floor.

Kitchen

5.86m x 3.49m (19'3" x 11'5") Range of matching wall & base units with granite work surfaces incorporating twin inset stainless steel sink & drainer with waste disposal unit, integrated appliances including fridge freezer, dishwasher, eye level double electric ovens, integrated microwave and steamer, induction hob, wine cooler and breakfast bar. Engineered oak wood flooring, integrated storage cupboard, ceiling spotlights, pinh lighting, two under counter heaters, radiator and uPVC double glazed window to the side, with open access to the dining room.

Utility

3.27m x 2.11m (10'9" x 6'11") Range of matching wall and base units with work surfaces incorporating inset 1.5 stainless steel sink & drainer with waste disposal unit. Plumbing for washing machine, exposed wood flooring and door to garage.

Family Room

5.39m x 1.85m (17'8" x 6'1") Ceiling Lantern, uPVC double glazed window to the sides, exposed wooden flooring, radiator, and bi-fold doors to the balcony.

First Floor

Gallery

UPVC double glazed window to the front, airing cupboard housing hot water tank, access to attic, radiator and doors to bedrooms 1, 2, 3, 4 and 5, as well as the bathroom.

Bedroom 1

7.16m x 5.38m (23'6" x 17'8") Two uPVC double glazed window to the rear, Juliet balcony with glass panels, air conditioning, fitted wardrobe, radiator and door to ensuite.

Ensuite

3.16m x 1.85m (10'4" x 6'1") White 3 piece suite comprising wc, twin vanity sinks and long walk in mains fed shower. Chrome heater towel rail, extractor fan, ceiling spotlights, tiled flooring and walls and obscured uPVC double glazed window to the side.

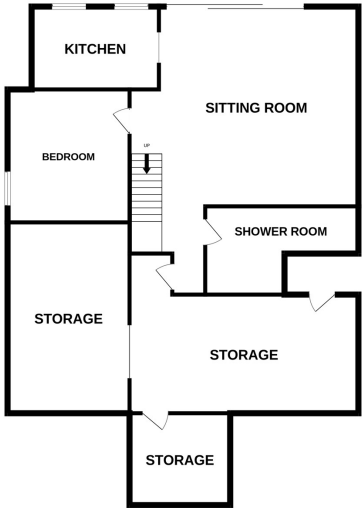
Bedroom 2

3.93m x 3.78m (12'11" x 12'5") UPVC double glazed window to the rear, radiator and air con.

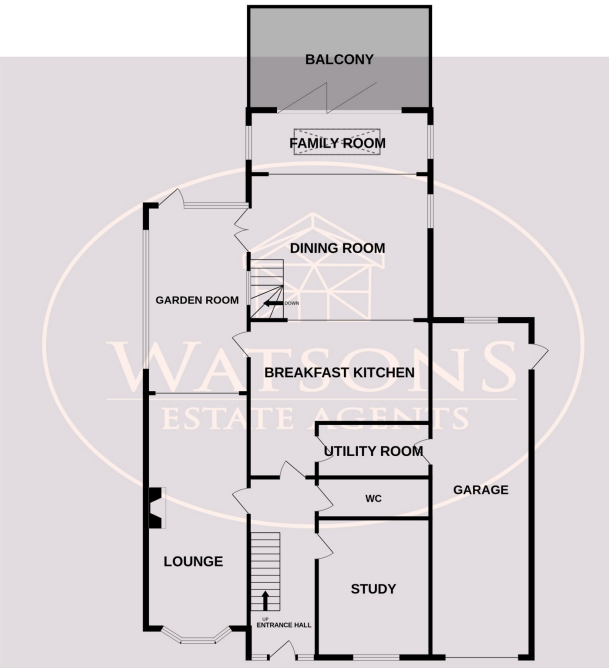
Bedroom 3

3.33m x 3.35m (10'11" x 11'0") UPVC double glazed window to the side and radiator.

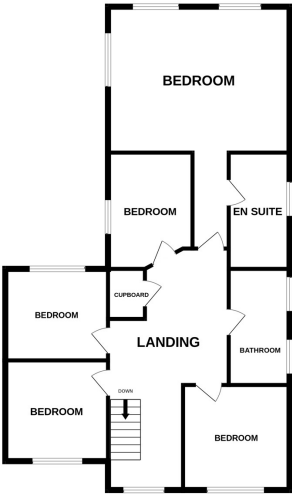
LOWER GROUND



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 4

3.36m x 2.82m (11'0" x 9'3") UPVC double glazed window to the front, radiator and air con.

Bedroom 5

3.93m x 3.68m (12'11" x 12'1") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising wc, vanity sink, free standing bath and electric fed cubicle shower. UPVC double glazed window to the side, chrome heated towel rail, extractor fan, ceiling spotlights, tiled flooring and tiled walls.

Lower Floor

Sitting Room

8.53m x 6.79m (28'0" x 22'3") UPVC double glazed window to the side, tiled flooring, patio doors to the rear garden and doors to shower room, kitchen, bedroom and storage.

Bedroom 6

3.92m x 3.79m (12'10" x 12'5") UPVC double glazed window to the side, fitted wardrobes and radiator.

Kitchen

3.45m x 2.46m (11'4" x 8'1") Range of wall and base units with work surfaces incorporating 1.5 stainless steel sink & drainer unit, integrated appliances including electric oven, gas hob with extractor fan over, and fridge freezer. Two uPVC double glazed windows to the rear, wall mounted combination boiler, tiled flooring and partially tiled walls.

Shower Room

White three piece suite comprising wc, pedestal sink and mains fed cubicle rainfall shower. Obscured uPVC double glazed window to the side, tiled flooring and tiled walls.

Storage/Workshop Area

There is a substantial storage area to the rear of the lower floor

Garage

9.99m x 2.99m (32'9" x 9'10") Attached garage with electric roller doors and houses a wall mounted combination boiler, window to the rear and door to utility and side.

Outside

To the front of the property is a large tarmac double driveway divided by a turfed lawn with well established trees, plants and shrubbery. There are wrought iron gates to the side with driveway leading to the rear of the property, and a steps leading to the entrance door and access to the garage. The rear of the property is expansive, featuring a large turfed lawn with well established trees, plants and shrubbery. There is a large patio seating area with access to two large outbuildings, one housing a pool and the second one features a terrace and both are fitted with 13 AMP power outlets, with a smaller summer house to the edge of the patio.